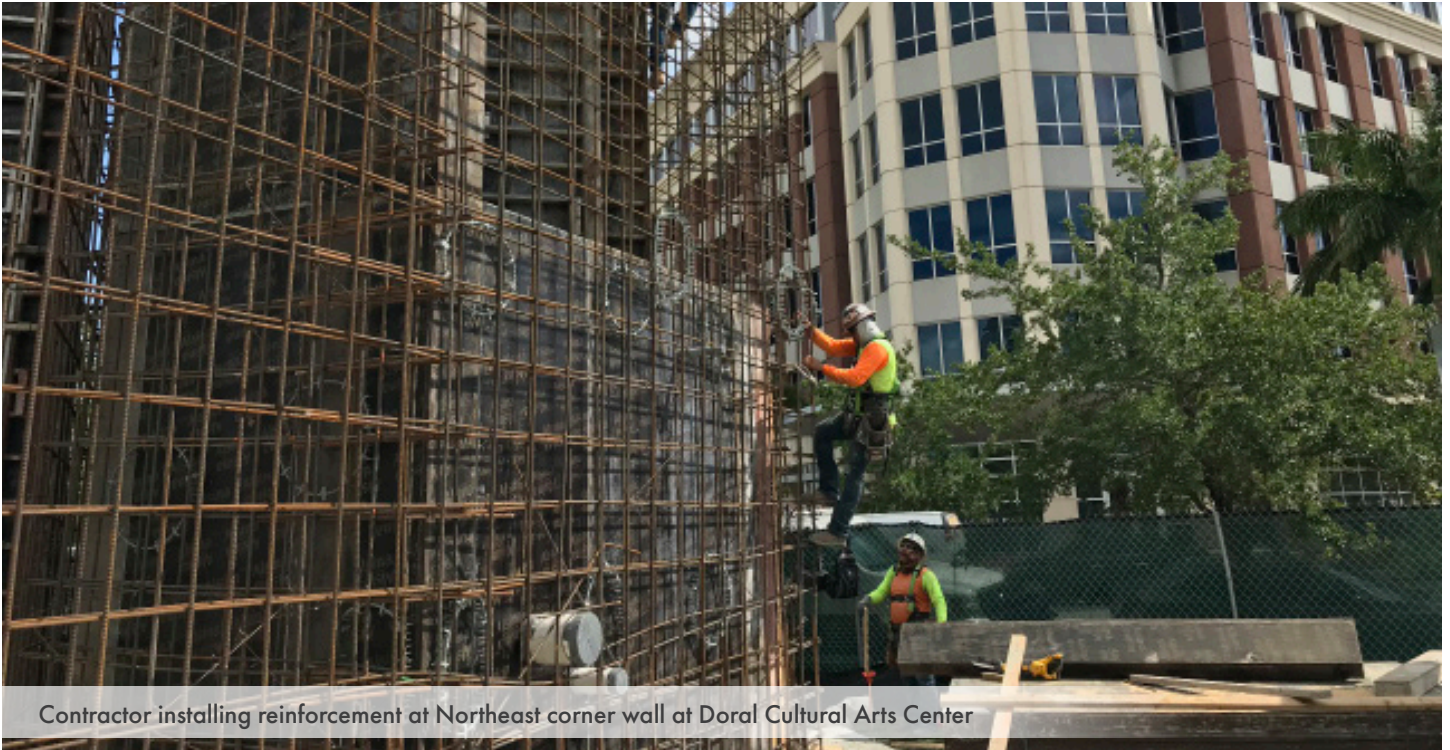


DORAL PARKS BOND PROGRAM

Monthly Project Report

APRIL 2021



Contractor installing reinforcement at Northeast corner wall at Doral Cultural Arts Center



Prepared for the Office of the City Manager
Project # 2019-18

Prepared by:



AECOM

Imagine it.
Delivered.

PROGRAM OVERVIEW

AECOM was awarded the Program Management contract to oversee the City of Doral's \$150 Million Parks Bond program. AECOM and its subconsultants BCC Engineering, PDS, GCES, Dolphin Expediting and CreativeVision Media are responsible for providing the planning, scheduling, management and execution of the design teams and contractors for the program. Additionally AECOM is developing work flows and best practices for program and budget management. AECOM staff are working out of the City of Doral Government Center.

For the month of April, the Program Management Team along with the City of Doral and CMR completed the first of four Guaranteed Maximum Price (GMP) proposals that will end up serving as the construction contract for Doral Central Park. The team met in early April to review the various pricing and exclusions for GMP 1 – Site Civil. The A/E is completing construction documents for Phase 2/3 (Amphitheatre/ Green Space) for a GMP 2 submission in early June. The CMR has been released through an Administrative Notice to Proceed to sign subcontractor contracts and start the material submittal and shop drawings phase. CMR Mobilization onsite is expected in early June. All phases of Doral Central Park have been submitted to DERM and the City to start the permit process. The A/E presented the interior finishes selection for the Recreation and Aquatics Center's to Parks for review and approval along with the updated signage theming package.

Cultural Arts Center construction is underway. The contractor has poured over 680 cubic yards of concrete to date and is 80% complete with the footings for the building.

The Pedestrian Bridge project was re-advertised at the beginning of April and Letters of Intent from interested bidders are expected in early May.

Doral White Course Project is complete with the permitting phase and the contract for construction is executed. The contractor is expected to mobilize onsite in mid-May.

Doral Trails and Tails Park contract has been executed with the contractor. The contractor is working on developing the phasing schedule to limit work impacting the park operations.

Doral Meadow Park closeout and final punch list activities are ongoing.

Morgan Levy Park is complete.

APRIL KEY ACTIVITIES

- GMP for Phase 1 for Doral Central Park Accepted
- NTP for Phase 1 Doral Central Park
- Morgan Levy Park Project punchlist completed
- Pedestrian Bridge RFP Re-advertised
- Pedestrian Bridge Pre-Bid Meeting

PROGRAM LEVEL UPCOMING ACTIVITIES

- Doral White Course Park Groundbreaking
- CMR mobilization on site – Doral Central Park
- Demolition activities – Doral Central Park
- Foundations/ Slab on Grade complete – Doral Cultural Arts Center Project
- Doral Trails and Tails Park Groundbreaking
- Doral Trails and Tails Park Construction NTP
- Phase 2/3 GMP – Doral Central Park
- Phase 4 GMP – Doral Central Park

QUALITY INFORMATION

Prepared By:



Michael N. Trader, AIA, CCM
Principal-in-Charge - AECOM



Victor H. Herrera, PE
Senior Vice President - BCC Engineering, LLC

PROJECTS LOCATIONS MAP



1

DORAL CULTURAL ARTS CENTER

PROJECT OVERVIEW

The Doral Cultural Arts Center site is located between 53rd Street and 53rd Terrace, adjacent to the City of Doral Government Center. This facility will serve to celebrate the variety of cultures, arts, and experiences that make Doral so unique. Features will include a large art gallery space, a multipurpose room, outdoor courtyards, area for catering, and public restrooms.

WORK COMPLETED THIS MONTH

- ✓ Construction activities
- ✓ Excavations for elevator pit
- ✓ Form/ concrete pours for building pad footings
- ✓ CMU walls starting for interior spaces

SCHEDULE/NOTES/ISSUES

Project is on schedule

PROJECT TEAM

Owner: City of Doral
Delivery Method: Design-Bid-Build
Status: Construction
Architect: Bermello Ajamil & Partners
Contractor: KVC Constructors
Client Project Executive: Eugene Collings-Bonfill
Project Manager: David Soler



2

DORAL MEADOW PARK

PROJECT OVERVIEW

The park is located at 11555 NW 58th Street, Doral, FL. The project includes enclosing the existing outdoor patio space to provide 800 square feet of indoor recreation area with a new HVAC system. In addition, the existing building renovation will include a high-tech conference room, a kitchenette, façade treatments, an indoor trophy case, modernized bathrooms and a multi-purpose outdoor plaza.

WORK COMPLETED THIS MONTH

✓ Warranty work scheduled for completion in June

SCHEDULE/NOTES/ISSUES

Project is on schedule

PROJECT TEAM

Owner: City of Doral
Delivery Method: Design-Build
Status: Punchlist/ Closeout
Architect: Karmil Construction
Contractor: Karmil Construction
Client Project Executive: Eugene Collings-Bonfill
Project Manager: Salome Montoya



3

MORGAN LEVY PARK

PROJECT OVERVIEW

Morgan Levy Park is located at 5300 NW 102nd Avenue, Doral, FL. This project involves the removal and replacement of existing flooring, new millwork, painting and the addition of a grease interceptor. The addition of ADA accessible routes to the picnic areas, and transitioning to high efficiency LED fixtures in the parking area as well as adding and enhancing security cameras. The building foot print will be increased by 300 sq.ft +/- for the addition of a new staff break room and dedicated IT room.

WORK COMPLETED THIS MONTH

✓ Punchlist work completed

PROJECT TEAM

Owner: City of Doral
Delivery Method: Design-Bid-Build
Status: Completed
Architect: WGI
Contractor: Waypoint
Client Project Executive: Eugene Collings-Bonfill
Project Manager: David Soler



SCHEDULE/NOTES/ISSUES

Project is complete

PROJECT OVERVIEW

This Park is located at 8429 NW 41st Street in Doral, FL. This new park will include a shaded playground, a waterfront event plaza, outdoor fitness stations, a multi-purpose green space area, fenced-off dog area, restrooms, and shelters. The park will have limited landscape lighting with general overhead and walkway lighting and security cameras. A new boardwalk will connect this park to the Downtown Doral area.

WORK COMPLETED THIS MONTH

- ✓ Contractor is continuing with subcontractor buyout
- ✓ Developing project construction schedule

SCHEDULE/NOTES/ISSUES

Project is on schedule

PROJECT TEAM

Owner: City of Doral
 Delivery Method: Design-Bid-Build
 Status: Permitting
 Engineer: Chen Moore and Associates
 Contractor: Waypoint Construction
 Client Project Executive: Eugene Collings-Bonfill
 Project Manager: Salome Montoya



PROJECT OVERVIEW

The bridge will connect the north and south portions of the Turnpike Trail along NW 117th Avenue. The bridge will allow pedestrians and cyclists to safely cross over Doral Boulevard (41st Street). The bridge will provide ADA accessibility via ramps and elevators. A covered roof and open sided breeze way with lighting and security cameras will provide residents with an unobstructed view of the city.

WORK COMPLETED THIS MONTH

- ✓ RFP advertised
- ✓ Pre-proposal meeting

SCHEDULE/NOTES/ISSUES

Project is on schedule

PROJECT TEAM

Owner: City of Doral
 Delivery Method: Design-Build
 Status: Procurement
 Engineer: TBD
 Contractor: TBD
 Client Project Executive: Eugene Collings-Bonfill
 Project Manager: Renee Pfielsticker



SUMMARY PROJECT SCHEDULES

ID	TASK NAME	Start	Finish	2019		2020				2021				2022				2023			
				Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
1	PARKS BOND PROGRAM			← Work Completed to Date																	
2	DORAL CENTRAL PARK (CM@R)	Q1 2020	Q3 2023	← Overall Project Duration																	
3	Procurement Process	Q1 2020	Q2 2020	★ Start Procurement Process Milestone																	
4	Start/ Complete Design	Q2 2020	Q2 2021	Start/ Complete Design																	
5	Start/ Complete Construction Phase 1	Q2 2021	Q2 2022	Start/ Complete Construction Phase 1																	
6	Start/ Complete Construction Phase 2, 3	Q2 2021	Q2 2022	Start/ Complete Construction Phase 2 and 3																	
7	Start/ Complete Construction Phase 4	Q3 2021	Q2 2023	Start/ Complete Construction Phase 4																	
8	Closeout Project		Q3 2023	Closeout Project/ Finish Milestone ★																	
9	DORAL WHITE COURSE PARK (GC)	Q4 2019	Q1 2022	← Overall Project Duration																	
10	Procurement Process	Q4 2019	Q1 2020	★ Start Procurement Process Milestone																	
11	Start/ Complete Design	Q1 2020	Q3 2020	Start/ Complete Design																	
12	Start/ Complete Construction	Q2 2021	Q4 2021	Start/ Complete Construction																	
13	Closeout Project		Q1 2022	Closeout Project/ Finish Milestone ★																	
14	MORGAN LEVY PARK (GC)	Q3 2019	Q2 2021	← Overall Project Duration																	
15	Start/ Complete Design (Using Contractor Pool)	Q3 2019	Q2 2020	Start/ Complete Design																	
16	Procurement Process for Construction	Q2 2020	Q2 2020	★ Start Procurement Process Milestone																	
17	Start/ Complete Construction	Q3 2020	Q1 2021	Start/ Complete Construction																	
18	Closeout Project		Q2 2021	Closeout Project/ Finish Milestone ★																	
19	DORAL CULTURAL ARTS CENTER (GC)	Q1 2019	Q1 2022	← Overall Project Duration																	
20	Procurement Process	Q1 2019	Q3 2019	★ Start Procurement Process Milestone																	
21	Start/ Complete Design	Q3 2019	Q2 2020	Start/ Complete Design																	
22	Start/ Complete Construction	Q1 2021	Q4 2021	Start/ Complete Construction																	
23	Closeout Project		Q1 2022	Closeout Project/ Finish Milestone ★																	
24	PEDESTRIAN BRIDGE (DESIGN/BUILD)	Q4 2020	Q1 2023	← Overall Project Duration																	
25	Procurement Process	Q4 2020	Q3 2021	★ Procurement Process																	
26	Start/ Complete Design	Q1 2022	Q3 2022	Start/ Complete Design																	
27	Start/ Complete Construction	Q1 2022	Q4 2022	Start/ Complete Construction																	
28	Closeout Project		Q1 2023	Closeout Project/ Finish Milestone ★																	
29	DORAL MEADOW PARK (DESIGN/BUILD)	Q4 2019	Q2 2021	← Overall Project Duration																	
30	Procurement Process	Q4 2019	Q1 2020	★ Start Procurement Process Milestone																	
31	Start/ Complete Design	Q1 2020	Q2 2020	Start/ Complete Design																	
32	Start/ Complete Construction	Q2 2020	Q4 2020	Start/ Complete Construction																	
33	Closeout Project		Q2 2021	Closeout Project/ Finish Milestone ★																	
34	TRAILS & TAILS PARK	Q4 2019	Q4 2021	← Overall Project Duration																	
35	Start/ Complete Lighting Study (Using Contractor Pool)	Q4 2019	Q3 2020	Start/ Complete Lighting Study																	
36	Procurement Process for Construction	Q4 2020	Q1 2021	★ Proc Procurement Process																	
37	Start/ Complete Construction	Q1 2021	Q3 2021	Start/ Complete Construction																	
38	Closeout Project		Q4 2021	Closeout Project/ Finish Milestone ★																	
39	TRAILS NETWORK	Q2 2020	Q4 2021	← Overall Project Duration																	
40	Start/ Complete Varios Design Pgks (Using Contractor Pool)	Q2 2020	Q2 2021	Start/ Complete Varios Design Packages																	
41	Procurement Process for Construction	Q3 2020	Q4 2020	★ Procurement Process																	
42	Start/ Complete Construction	Q1 2021	Q3 2021	Start/ Complete Construction of Varios Small Projects																	
43	Closeout Project		Q4 2021	Closeout Project/ Finish Milestone ★																	

- Summary Bar (project start to finish, includes all phases)
- Design Phase
- Bid/Construction/Closeout Phase

PROJECT OVERVIEW

Doral Central Park is located at 3000 NW 87th Avenue. The site is situated on 82 acres of which 25 are the lake. It will be the largest park in the City, and one of the largest in the region. The park will include an indoor recreational facility, and aquatics venue with a competition pool, learn to swim pool, splash park and lazy river. Outdoor amenities will include meandering walking paths, tennis courts, basketball courts, baseball/softball diamonds, picnic areas, skate spot and pump track and sensory playscape area. Additional activities that will take advantage of the lake are a wetland trail, canoe/ kayak/ paddle boat launch, lake front trails and a lake front promenade. The park will have a formal events lawn to serve as the city's special-events hub with the addition of an open-air amphitheater. All new vehicular traffic pathways, parking and normal and special occasion lighting and landscaping will also surround the park.

PROJECT TEAM

Owner: City of Doral
 Delivery Method: Construction Management at Risk
 Status: Design
 Master Plan Architect: Browning Day Mullins Dierdorf
 Architect: Bermello Ajamil and Partners
 Contractor: Kaufman-Lynn Construction
 Client Project Executive: Eugene Collings-Bonfill
 Project Manager: Renee Pfielsticker



WORK COMPLETED THIS MONTH

- ✓ GMP Phase 1 accepted
- ✓ NTP issued for Administrative Start
- ✓ Interior Finishes selected and approved by Parks
- ✓ CMR bids received for Phase 1 activities
- ✓ Bids received for Rec Center Foundations Package
- ✓ Signage Package updated and approved by Parks

UPCOMING WORK

- Early Works Permit
- GMP Contract Phase Construction
- Contractor Mobilization

SCHEDULE/NOTES/ISSUES

PMT, CMR and A/E have evaluated deliverable schedule and project is still on schedule to be completed by mid 2023.

PHASE 1

PHASE 1 of the park will consist of the Construction Manager taking control of the entire site, fencing it, setting up controlled access entry points and the CM's trailer administration area and trade contractors' area. Specific construction activities during Phase 1 include site demolition, tree relocation, site grading, cut and fill and underground site utility components and rough grading.



PHASES 2 & 3

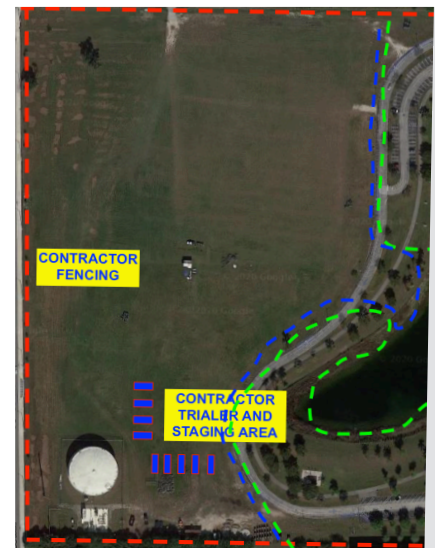


PHASES 2 & 3 of the project will consist of the Construction Manager completing the final grading, tying in below and above ground utilities and construction of the Amphitheater, nature conservatory, wetlands boardwalk trail, shaded picnic areas, ballfields, multipurpose fields, skate/ pump track and other ancillary support services.

PHASE 4

PHASE 4 will take the longest of the 3 phases to complete. This part of the site contains all the surface parking lots, and vertical construction components - aquatic venue and indoor recreation building.

Additionally, the hardscape and landscaping is more dense in this area of the site along with more intersecting underground utilities. Planning, coordination and sequencing of work will take more time.



PROJECT OVERVIEW

The park is located at 11645 NW 50th Street, Doral FL. The project includes the installation of additional light fixtures to increase security in the area, replace existing fixtures and or supports and add lighting to the dog and play areas. The existing small and big dog play areas will have their fences checked and any broken areas repaired.

WORK COMPLETED THIS MONTH

- ✓ Contract signed and executed by the City and Contractor

SCHEDULE/NOTES/ISSUES

Project is on schedule

PROJECT TEAM

Owner: City of Doral
 Delivery Method: Design-Bid-Build
 Status: Construction
 Engineer: H.W. Lochner
 Contractor: Horsepower Electric
 Client Project Executive: Eugene Collings-Bonfill
 Project Manager: Salome Montoya



PROJECT OVERVIEW

The project includes improvements and additions of more than 11 miles of multi-purpose trails around the City of Doral. Existing segments enhancements will include trail lighting, pavement markings, and signage.

WORK COMPLETED THIS MONTH

- ✓ Ongoing negotiations with contractor to confirm pricing

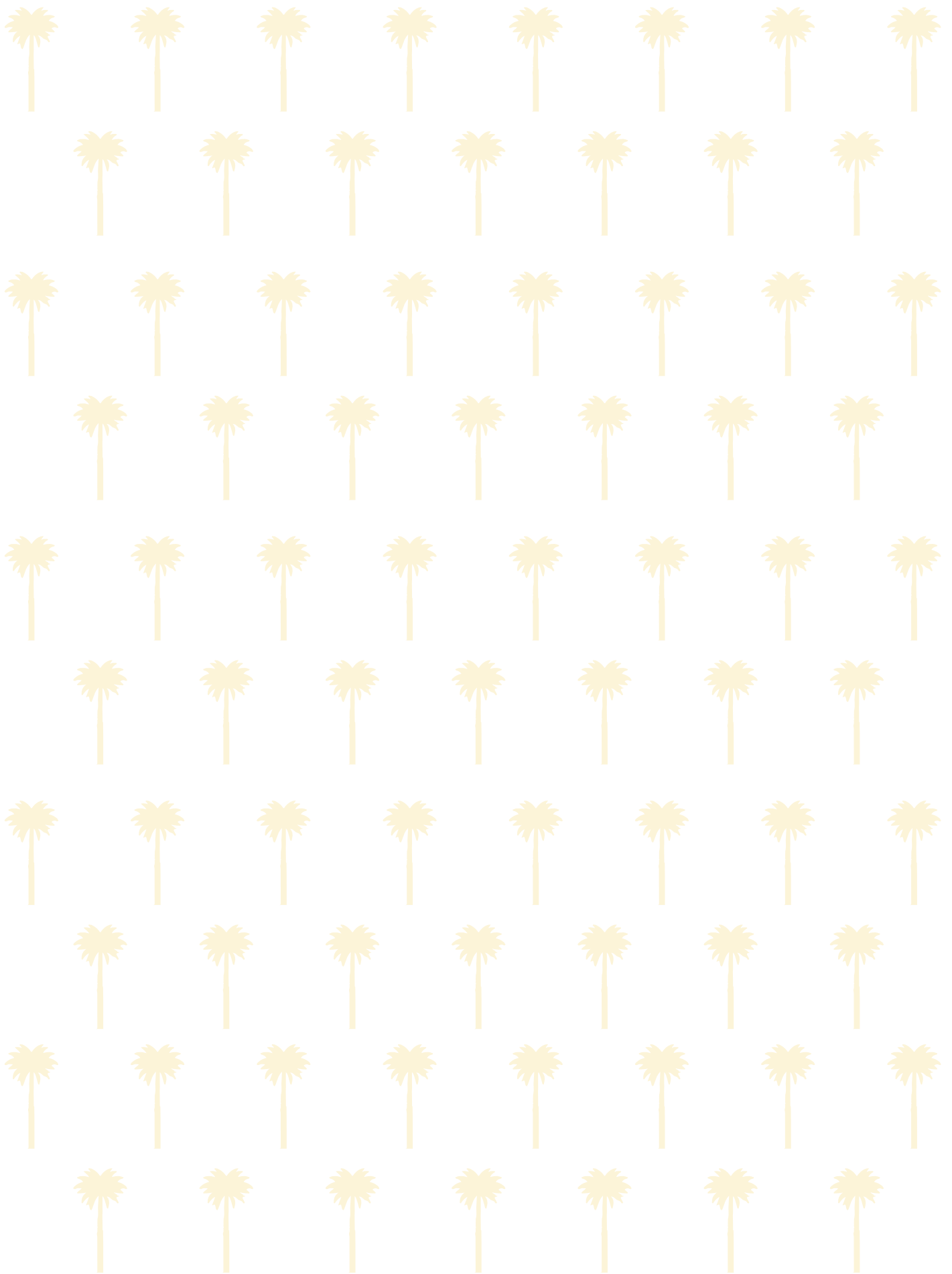
SCHEDULE/NOTES/ISSUES

Project is on schedule

PROJECT TEAM

Owner: City of Doral
 Delivery Method: Design-Bid-Build
 Status: Planning/Permitting
 Architect: TBD
 Contractor: TBD
 Client Project Executive: Eugene Collings-Bonfill
 Project Manager: Salome Montoya







PRODUCED FOR THE CITY OF DORAL BY:

BCC Engineering, LLC

6401 SW 87th Avenue
Suite 200
Miami, FL 33173
Tel: 305.670.2350
www.bcceng.com

AECOM

2 Alhambra Plaza
Suite 900
Coral Gables, FL 33134
Tel: 305.447.3522
www.aecom.com

PROGRAM MANAGEMENT TEAM

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